# Land Board Agenda Item April 17, 2006

### PRELIMINARY APPROVAL OF LAND BANKING PARCEL SALE # 201

### **Background:**

The department brings to the board one isolated, lessee nominated high value Land Banking parcel totaling 295 acres near Red Lodge in Carbon County for preliminary approval to continue through the Land Banking process (Sale #201).

It is necessary to continue to bring high value parcels into the sale process to insure there are adequate funds to acquire property producing a higher rate of return to the beneficiaries.

#### **Public Process:**

A letter soliciting comments and generally explaining the land banking sale process was sent on 25 February 2005 to interested parties, included the following: surrounding landowners, members of the Land Banking Negotiated Rulemaking Committee; Carbon County Board of County Commissioners; Billings Rod & Gun Club; US Fish and Wildlife Service; Billings office of the MT Department of Fish, Wildlife and Parks; Carbon County Farm Service Agency; Billings office of the US Bureau of Land Management; Beartooth Ranger District of the Custer National Forest; among others.

A legal notice was published in the Carbon County News on 3 and 10 March 2005 requesting that comments be submitted on the proposal by 28 March 2005. A legal notice was published in the Billings Gazette on 27 February 2005 and 6 March 2005 requesting that comments be submitted on the proposal by 28 March 2005. Jeff Bollman, Southern Land Office Area Planner, met with Greg McCann, Carbon County Planner, regarding the proposed sale and solicited his input and comments on 11 March 2005.

Public comment primarily addressed future use of the parcel. Any future development will be regulated by applicable local, state, or federal regulations.

#### **Agency Recommendation:**

The Director recommends the Board of Land Commissioners approve the further evaluation of Sale #201 via the Land Banking program.

## LAND BANKING INFORMATION REPORT

DATE: 4/5/06

SALE NUMBER/S	LEASE NO.(S)	5020		COUNTY:	Car	bon			
AND LEGAL    Sale No   Legal   Sec   Twn   Rng   Ac   Sale No   Legal   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Legal   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Sec   Twn   Rng   Ac   Ac   Sale No   Sale No   Sec   Twn   Rng   Ac   Ac   Sale No   Sec   Twn   Rng   Ac   Sale No   Sec   Twn   Rng   Ac   Sale No   Sec   Twn   Rng   Ac   Sec   Twn   Rng   Sec   Twn   Rng   Sec   Twn   Rng   Sec   Twn   Sec   Sec   Twn   Rng   Sec   Twn   Sec   Sec   Twn   Sec   Sec   Twn   Rng   Sec   Tw	CALE NI IMPED/C	Sala No. 201	Logal	Soc. 16.	Twn	90 Dng 20E	205 40		
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AREA OFFICE (Check One)			•			J			
Check One   Northeastern Land Office   Southern Land Office   Current Classification:	AREA OFFICE						Office		
Nominated by:    Department				-				<b>=</b>	
Solated   Yes	Current Classification:	ı	☐ Ag		Ti	mber   Oth	er:		
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And?   Yes   No   If yes, explain:   Yes   Yes   No   If yes, explain:   Yes   Yes   No   If yes, explain:   Yes	Isolated		Yes No Reason and describe:						
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Potential for development or value-	None						
added activities that complement local and statewide economic							
development.							
Recommendation to sell or retain pard income producing land with no potent	el. 🔀 <b>SELL</b> 🔲 <b>RETAIN</b> Reasons for Recommendation al for value added development by the state.	: High value low					
Please attach all supporting documenta	tion, such as letters and maps that are of value in making the decis	sion					
This form must be signed and dated be indicated in the subsequent blocks.	low by the individual completing the form, and must be reviewed ar	nd approved by staff as					
Signature of Individual Completing the	Form	Date					
REVIEW BY DEPARTMENT ADMINS	TRATOR:						
Name/Title		Date					
Final Decision: SELL RETA	NIN .						
Reason for Final Decision: High value low income producing land with no potential for value added development by							

the state.

## Land Banking Sale # 201 Area Map

